036.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	600,300 / 600,300
					USE VALUE:	600,300 / 600,300
					ASSESSED:	600,300 / 600,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEFELICE FLORENCE E ETAL/ TRS	
Owner 2:	DEFELICE REALTY TRUST	
Owner 3:		
Street 1:	109 NORTH UNION ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	DEFELICE FLORENCE E -
Owner 2:	-
Street 1:	109 NORTH UNION ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,058 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1833 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6058.000	214,400	800	385,100	600,300
Total Card	0.139	214,400	800	385,100	600,300
Total Parcel	0.139	214,400	800	385,100	600,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.53 | /Parcel: 327.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 036.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	214,400	800	6,058.	385,100	600,300	600,300	Year End Roll	12/18/2019
2019	101	FV	196,600	800	6,058.	349,000	546,400	546,400	Year End Roll	1/3/2019
2018	101	FV	196,600	800	6,058.	331,000	528,400	528,400	Year End Roll	12/20/2017
2017	101	FV	196,600	800	6,058.	288,800	486,200	486,200	Year End Roll	1/3/2017
2016	101	FV	196,600	800	6,058.	246,700	444,100	444,100	Year End	1/4/2016
2015	101	FV	184,000	800	6,058.	228,700	413,500	413,500	Year End Roll	12/11/2014
2014	101	FV	184,000	800	6,058.	189,500	374,300	374,300	Year End Roll	12/16/2013
2013	101	FV	184,000	800	6,058.	180,500	365,300	365,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2925

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEFELICE FLOREN	71056-365		5/24/2018	Convenience	1	No	No		
	10031-331		5/9/1962			No	No		Leo Defelice dod 11/27/2017

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
1/13/2009	Meas/Inspect	345	PATRIOT
3/23/2000	Inspected	276	PATRIOT
2/29/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6058		Sq. Ft.	Site		0	64.	0.99	3									385,114						385,100	

Total AC/HA: 0.13907 | Total SF/SM: 6058 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 385,114 | Spl Credit | Total: 385,100

User Acct

24798

GIS Ref

GIS Ref

Insp Date

12/06/18

!2925!

PRINT

Date	Time
12/10/20	18:15:37

LAST REV

Date	Time
11/30/20	13:30:33

jorourke

USER DEFINED

Prior Id # 1:	24798
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98406005
Adj $ / SQ:	139.491
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	291294
Depreciation:	76902
Depreciated Total:	214392

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

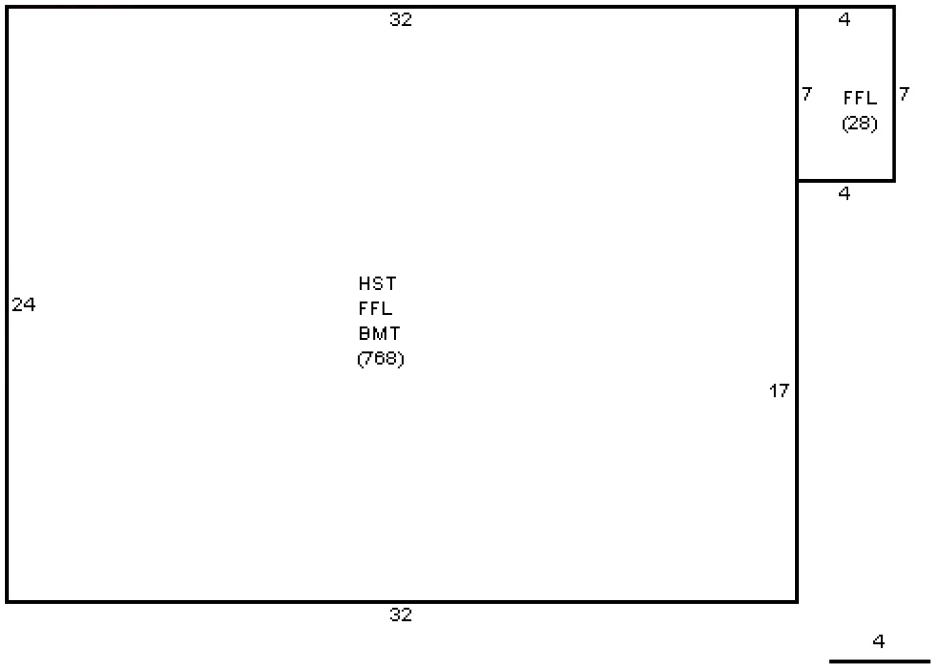
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.49
Special Features:	0	Val/Su Net:	110.06
Final Total:	214400	Val/Su SzAd	181.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	796	139.490	111,034
BMT	Basement	768	64.970	49,895
HST	Half Story	384	139.490	53,564
	Net Sketched Area:	1,948	Total:	214,493
Size Ad	1180	Gross Are	2332	FinArea 1833

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 036.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1988	0.00	T	24.8	101						
7	Pool A-C	D	Y	1	20	A	AV	1984	53.13	T	28	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc